



**EXCELLENT OPPORTUNITY
FOR A USER/INVESTOR**



**FOR SALE OR LEASE - PRIME OFFICE SPACE
243-249 CASS AVENUE, MT. CLEMENS, MI 48043**

AGENT CONTACT INFO

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PILOT

PROPERTY GROUP

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- 3 PROPERTY SUMMARY**
- 4 PROPERTY HIGHLIGHTS**
- 5 SITE PLAN**
- 5 AREA & DEMOGRAPHICS**
- 6 GALLERY**

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All properties are subject to change, or withdraw without notice.



PROPERTY SUMMARY

PRIME OFFICE SPACE - AVAILABLE FOR SALE OR LEASE 243-249 CASS AVENUE, MT. CLEMENS, MI 48043

- Beautiful 2-building office setting.
- Available for owner/user or as a strict investment parcel.
- Private restrooms.
- Well-lit abundant parking.
- Nicely landscaped, scrupulously maintained

Property Type:Office

Cross Streets:South side of Cass, East of Groesbeck

Total Square Footage:13,773

Minimum Square Footage:800

Maximum Square Footage:2,400

Parcel Size:1.136 Acres

Year Built:2017

Zoning:Commercial

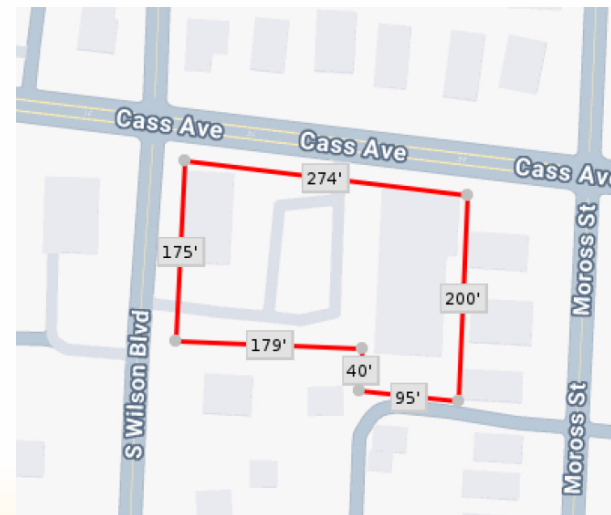
Parking Spaces:50

Property Taxes:\$79,905

Lease Rate:\$19.95

Lease Type:Modified Gross

Sale Price:\$2,395,000.00

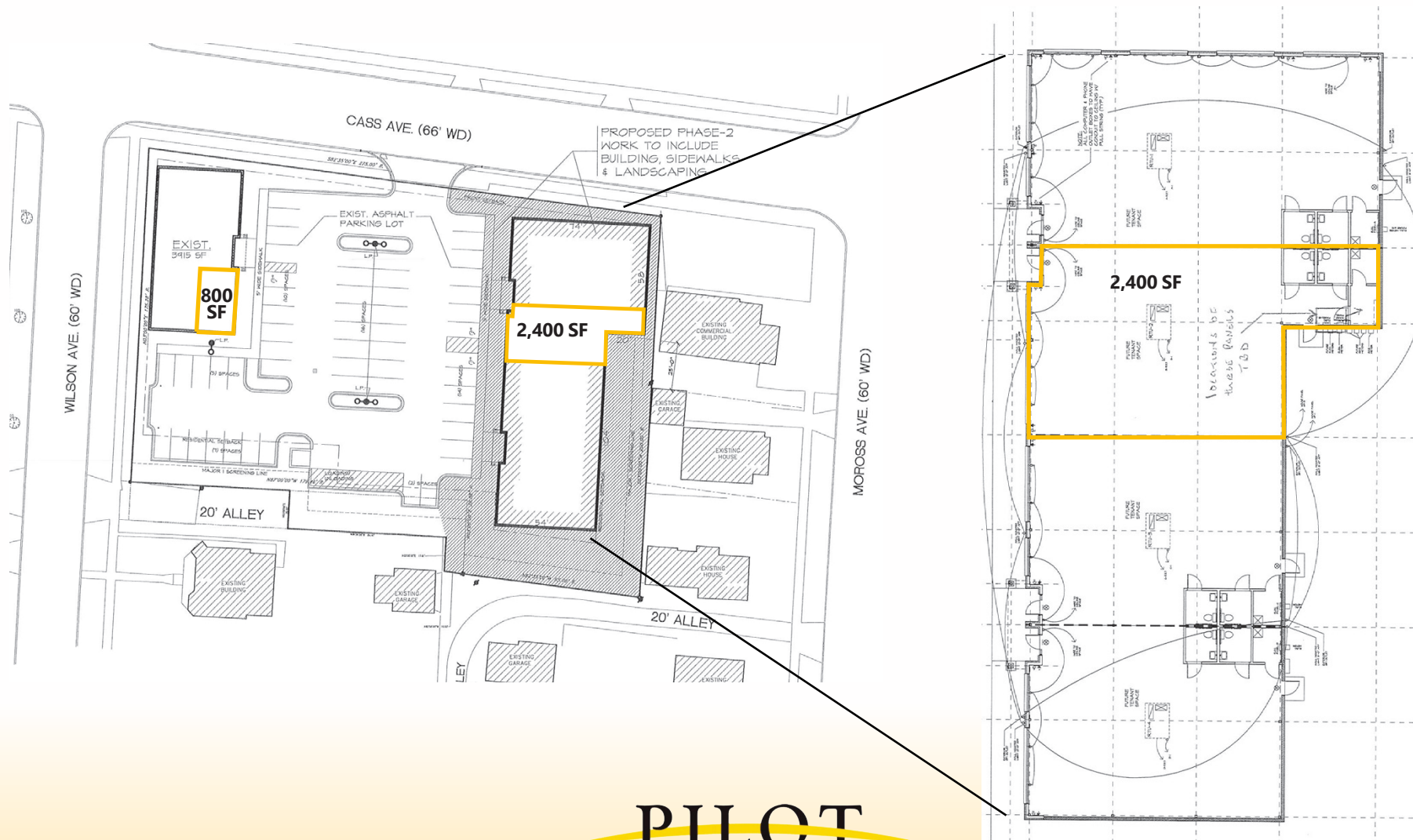


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SITE PLAN & FLOOR PLAN



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AREA & DEMOGRAPHICS

MOUNT CLEMENS

Mount Clemens is the county seat of Macomb County, Michigan. The city contains several Macomb County governmental buildings, making Mount Clemens an important gathering place for the local communities.

Mount Clemens boasts one of the few genuine downtown districts in the county. The central business and retail sectors radiate from Macomb Street, featuring gazebos, water fountains, gardens, statuary and landscaping. Coffee shops, delicatessens, restaurants and pubs are abundant in the downtown district.

Easy access to major metropolitan freeways, I-94 and M-59, I-696 give Mount Clemens a direct link to I-75, Oakland County and other environs. Situated right next to I-94, Mount Clemens has convenient freeway access to Canada via Detroit and Port Huron. Located 25 miles northeast from downtown Detroit, the city of Mount Clemens is part of the Metro-Detroit region, a metro region with a population approaching nearly 5 million people. Detroit Metro Airport is only 40 minutes away as well, along with several other airports.

Waterfront revitalization has led to an energetic agenda of community activities highlighted by a riverfront concert series that runs throughout the summer, art fairs, fireworks displays, chartered boat cruises, parades and festivals. Residents are served by numerous City and neighborhood parks, a dog park and a nature preserve. Nearby, Lake St. Clair MetroPark, one of the Huron Clinton Metropolitan Authority facilities, offers recreational pleasures to boaters, golfers, walkers and bikers.



DEMOGRAPHICS & TRAFFIC

	2 MILE	5 MILES	10 MILES
POPULATION	39,538	225,879	663,391
HOUSEHOLDS	17,160	95,857	270,003
AVERAGE INCOME	\$72,566	\$87,712	\$88,840
TRAFFIC COUNTS	19,126 VPD ON CASS AVENUE		

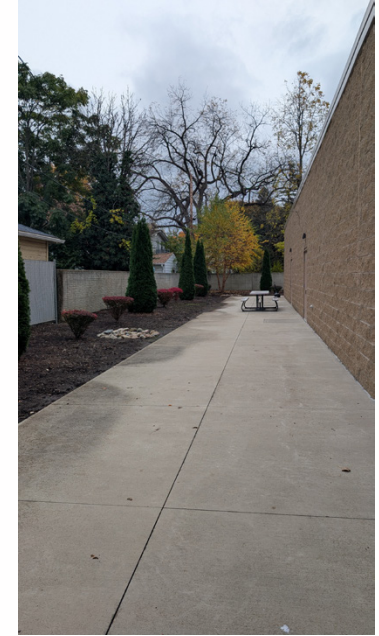


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